





**** GREAT OPPORTUNITY
**** SINGLE & DOUBLE
GARAGE **** Detached
bungalow with a converted
loft offering extra space.
Entrance hall, lounge and a
fitted dining kitchen, two
double bedrooms and
bathroom. Two loft rooms,
single and a double
detached garage, parking
and a rear garden. Offered
for sale with no upward
chain.



ABODE
SALES & LETTINGS

HALL

Entrance door into the hall with stairs to the converted loft, radiator and doors to -

KITCHEN

Fitted wall mounted base and drawer units with work surfaces in a sink and drainer unit. Plumbing and space for a washing machine, further appliance spaces, radiator and double doors into the sitting room.

LOUNGE

Feature fireplace, radiator and a upvc double glazed window to the front

BEDROOM

Upvc double glazed window and a radiator.

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Upvc double glazed window and a radiator.

BATHROOM

Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin and a radiator.

FIRST FLOOR

LOFT

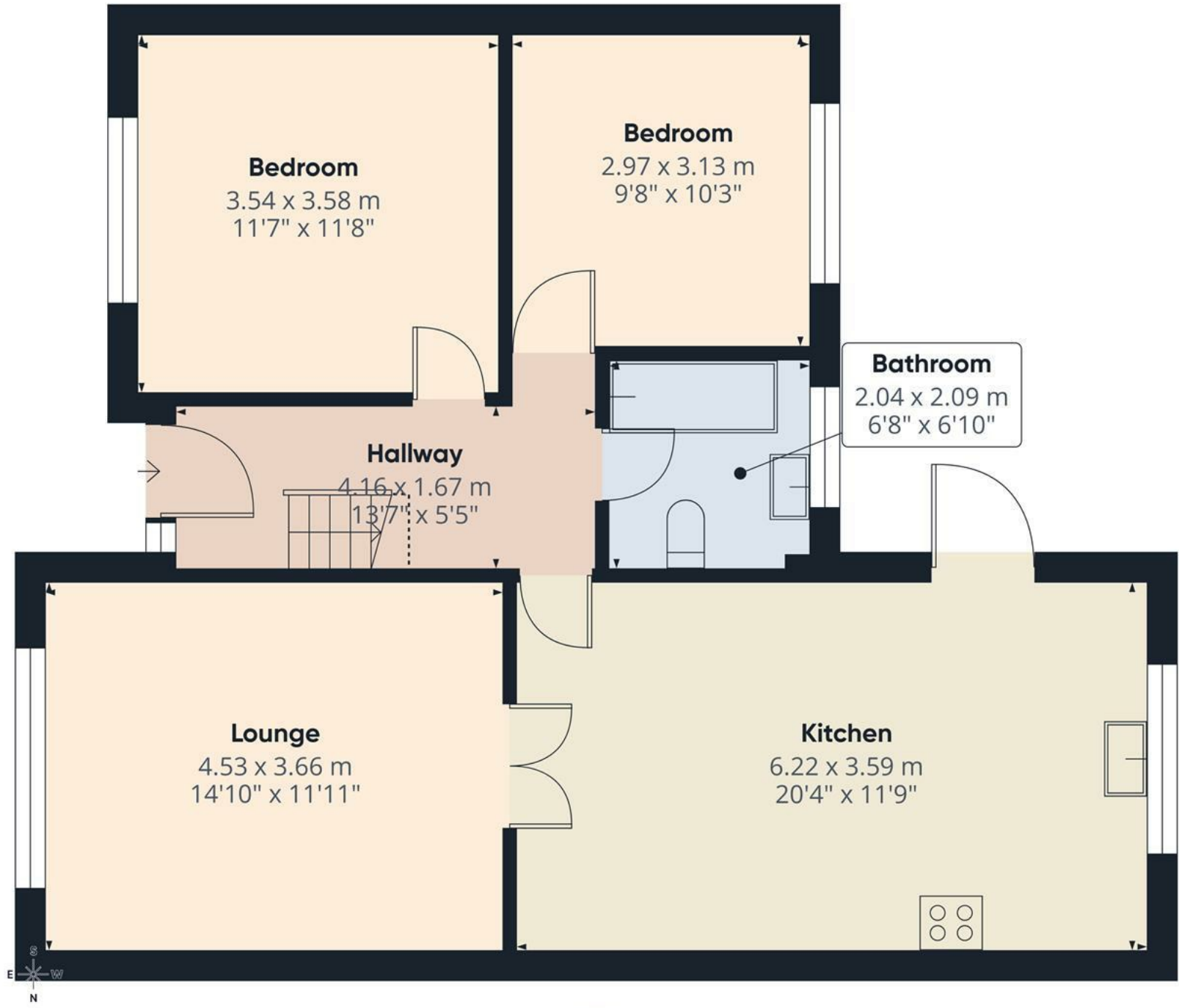
One side of the loft has been converted into a room with upvc double glazed window. Door into the other side of the loft has a boarded floor, lights and the wall mounted boiler.

OUTSIDE

Drive way, single garage and a detached double garage. Enclosed rear garden with lawn and patio.







Floor 0

Approximate total area⁽¹⁾
73.6 m²
792 ft²

Reduced headroom
0.8 m²
9 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾

10.9 m²

117 ft²

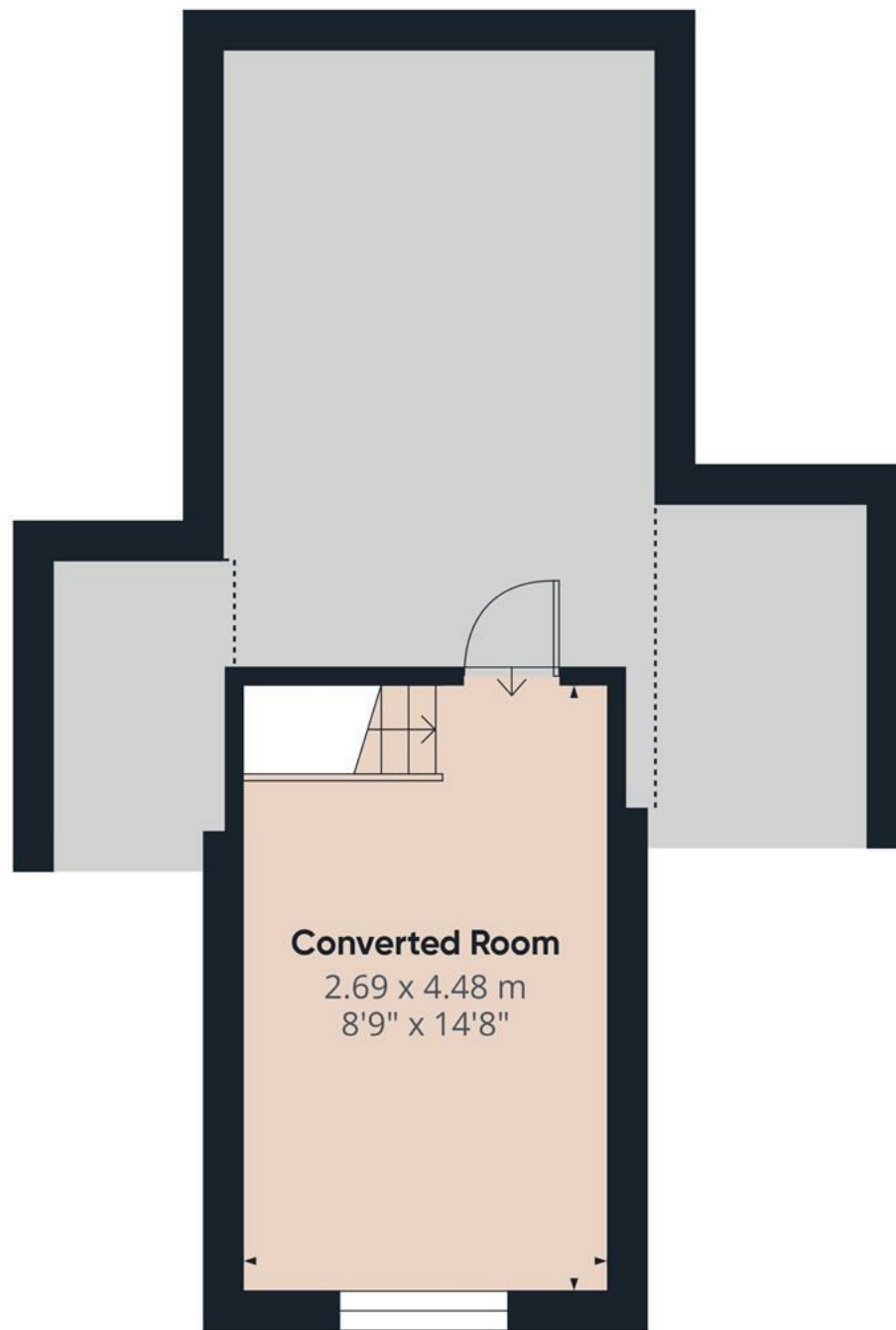
(1) Excluding balconies and terraces

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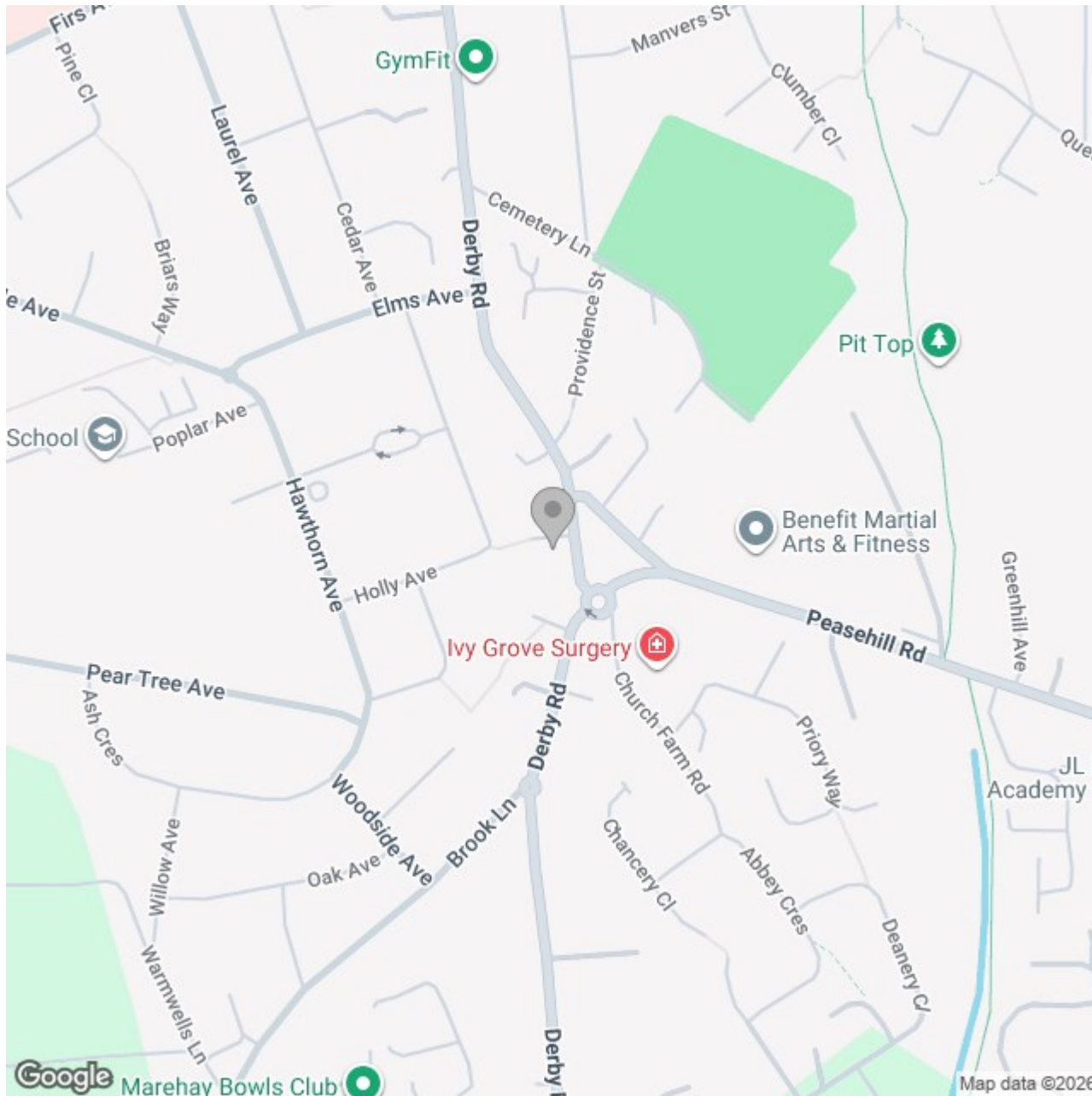
Converted Room

2.69 x 4.48 m

8'9" x 14'8"

Floor 1





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 